



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION REGULATORY REVIEW COMMITTEE

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

THURSDAY, SEPTEMBER 22, 2016 SPECIAL MEETING

Members present: P. Aho, V. Ward, K. Rawn, B. Chandy (departed at 6:45 p.m.), S. Westa, J. Goodwin, C. Ausberger, R. Hall

Staff: L. Painter, Director of Planning and Development; J. Mullen, Assistant Planner; J. Kaufman, Environmental Planner (departed at 6:15 p.m.)

CALL TO ORDER

Aho called the meeting to order at 5:40 p.m.

APPROVAL OF MINUTES

Rawn MOVED, Ward seconded acceptance of the 9/2/2016 meeting minutes as presented. The motion passed with Rawn, Ward and Aho in favor; all others disqualified.

REVISIONS TO ZONING REGULATIONS: REVIEW OF EXISTING REGULATIONS (ARTICLE 10)

Painter reviewed the information contained in the document titled 'Updates to Multi-Family Housing Regulations' dated September 20, 2016.

- *Timeframe.* After discussion, members by consensus preferred the first timeframe option listed as it avoids scheduling the public review and comment period over the December holidays.
- *Special Design District-Enabling Language.* Goodwin questioned whether the proposed approach conforms with the description of floating zones, particularly with regard to how much detail/minimum parameters (dimensional standards, etc.) would need to be included in the enabling language for a Special Design District for it to comply with legal standards and not be considered arbitrary. Painter noted that the approach described is consistent with what was approved for Storrs Center, where dimensional standards were established as part of the implementation of the district, not in the enabling language. Staff will consult with the Town Attorney.
- *Design.* Painter displayed images and site plans of several different types of multi-family housing for Commission comment. The cottage housing development concepts from Washington State were the most intriguing to members, while denser alternatives were identified as being most appropriate for mixed-use center areas. Suggestions for design guidelines included ensuring that Storrs Center remains the area of highest density and scale, transitioning to lower scale development at the Four Corners and 195/Route 6 areas. Another suggestion to minimize scale was to require shorter buildings at the street edge but allow for additional height deeper into the property to maintain pedestrian/neighborhood feel along the street. Members expressed interest in doing a field trip to the various areas designated for compact residential and mixed use centers (such as Four Corners) to help identify a vision for those areas and appropriate scale and density of development.
- *Residential Uses and Standards.* Mullen noted that adaptive reuse of structures should also be considered. Painter noted that the Commission should also review standards related to fraternities and sororities as part of the multi-family housing regulation update.

FUTURE MEETING SCHEDULE

Painter noted that the RRC is scheduled to meet weekly starting in October. Alison Hilding, 17 Southwood Road, asked that more notice of the meetings be provided to the public. Members noted that while the Regulatory Review Committee meetings are open to the public, they are work sessions for the Commission members and public comments will not be taken.

ADJOURNMENT

Ward MOVED, Rawn seconded to adjourn the meeting at 7:10 p.m. Motion passed unanimously.

Respectfully submitted,

Linda M. Painter, AICP
Director of Planning and Development